

**BOARD OF HEALTH**  
**One Liberty Lane**  
**Norfolk, MA 02056**

Meeting Minutes

**Date of Meeting: Tuesday, June 23, 2015 Town Hall Meeting Room 124**

**Board of Health Members Attending**

Chairman:	Tom Gilbert
Clerk:	Cheryl Dunnington
Member:	Jeff Kane
Admin. Asst:	Betsy Fijol
Others:	Wade Saucier & Tom Houston/Health Agents

Tom Gilbert called the meeting to order at 7:30 p.m.

**New Business**

**Project: Variance Hearing-12 Spring Street Septic System Upgrade**

Applicant: John Glossa/Glossa Engineering for the applicant

Comments: Tom Gilbert called the variance hearing to order at 7:30 pm and informed the applicant's engineer of the Board of Health requirements for issuing variances.

Mr. Glossa presented the proposed plan to upgrade the existing failed septic system for the four bedroom home that serves as a group home at 12 Spring Street and explained that the existing cesspool had collapsed, but was covered with plywood for safety reasons. Mr. Glossa said that he is familiar with poor soils located across the street, so he did not seek to explore the front yard to locate the new system. The soils in the rear of the lot were sandy with a percolation rate of less than 2 minutes per inch.

Mr. Glossa explained that he is requesting a waiver to allow the soil absorption to be 5.6 feet, rather than the required 10 feet.

Wade said that the sewer pipe exits the house to the rear of the house and the soils are compatible for the septic upgrade, so it makes sense to locate the septic in the rear. Wade explained that the deck would have to be removed in order to move the system closer to the house. Wade said that he had a call from an abutter, Mrs. Hughes, who objected to the soil absorption system close to the rear property line and explained that the variance proposed has little to no risk to the abutting property.

Jeff asked Mr. Glossa if he has looked into using the high capacity infiltrators in order to try to reduce the proximity to the property line. Mr. Glossa said that he did investigate that option, but will look into it further.

Tom opened the hearing up to public comment:

Jim Mailman, 15 Norwell Street, said that Mrs. Hughes allowed the neighbor to put their fence 3' on to her property and wanted to make sure they did not determine the property line by that fence. John said the surveyors tied into some bounds on Alice Avenue in order to stake out the property lines.

Keith Pelletier, 7 Alice Avenue, asked how the contaminated soil surrounding the old cesspool is taken care of. Mr. Glossa said the old cesspool will be pumped out and any soil that has been in contact with waste will be properly disposed of. The cesspool will be decommissioned according to Title 5. Mr. Pelletier asked if the size of the system is also determined by the people full time staff that occupy the group home as well as the full time residents. Mr. Glossa said the system is sized by the number of bedrooms and the facilities manager is aware that this septic system will require constant maintenance.

Jeff asked if an effluent filter could be added to prevent solid carryover into the leaching area. John said a filter can be added as a condition of the approval.

Angela Burnham, 15 Spring Street, asked if she could experience any adverse health effects with the location of the new system because she is at a lower grade directly below it. Mr. Glossa said the only change would be positive because an old cesspool is located there now.

Jeff moved to grant the variance as requested for 12 Spring Street to allow the system to be 5.6 feet from the property line, rather than the required 10 feet, with the condition that an effluent filter, as approved by the Board of Health Agent, be installed with the system and the system be maintained according to Title 5. Cheryl seconded the motion. The motion carried unanimously.

**Project: Variance Hearing-24 Fleetwood Drive Septic System Upgrade**

Applicant: John Glossa/Glossa Engineering for the applicant

Comments: Tom Gilbert called the hearing to order at 8:05 pm and informed the applicant's engineer of the Board of Health requirements for issuing variances.

Mr. Glossa presented the proposed plan to upgrade the existing failed septic system for the three bedroom home at 24 Fleetwood Drive utilizing a Presby septic system. He explained that the site presented limitations during the soil exploration for the septic upgrade. The property contains a drain easement and a natural gas line setback to excavations.

Mr. Glossa explained that a waiver is requested to allow the soil absorption system to be designed and constructed without a percolation test as allowed by DEP policy.

Cheryl moved to allow the soil absorption system for 24 Fleetwood Drive to be designed and constructed without a percolation test as allowed by DEP policy. Jeff seconded the motion. The motion carried unanimously.

Project: **Board Reorganization**

Comments: Jeff moved to appoint Tom as chairman and Cheryl as clerk. Cheryl seconded the motion. The motion carried unanimously.

**Project: Approval of Meeting Minutes**

Comments: Cheryl moved to approve the 3/26/15 meeting minutes as amended. Jeff seconded the motion. The motion carried, 3-0.

**Project: Chairman Updates**

Tom said that there is a proposed development on the Southwood Hospital property that consists of 220 age-restricted townhomes, 150 luxury apartments, 120 assisted living residence and 16,000 square feet office/ retail space. There needs to be a zoning overlay created at the Fall Town Meeting. This project would have a positive impact on the town's tax rate and 40B liability. It is proposed to construct an 80,000 gpd wastewater treatment plant, which will require a DEP groundwater discharge permit. There are 3 different 21E issues on the site, which will need to be dealt with.

Tom Gilbert moved to go into executive session at 9:00 pm to discuss a potential hoarding issue at a property in Norfolk. Cheryl seconded the motion. The vote on the motion is as follows: Jeff Kane-aye, Cheryl Dunnington-aye, Tom Gilbert-aye.

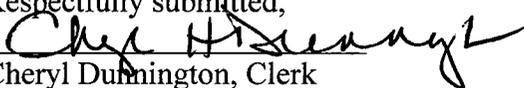
**Next Meetings & Schedule**

The next Board of Health meeting will be on August 11, 2015 at 7:30 pm.

**Adjournment**

The meeting adjourned at 9:28 pm.

Respectfully submitted,

  
Cheryl Dunnington, Clerk